

THE STATE OF TEXAS

COUNTY OF TRAVIS

RECREATION AND GRAZING LEASE
Amendment 2 to Contract Number: CON0000741

The **Board of Directors for the Texas Juvenile Justice Department, Trustees of the Parrie Haynes Trust**, hereinafter called ("**Lessor**"), and **Matt Jones, Solid Rock Ranch, P.O. Box 1291, Franklin, TX 77856**, hereinafter called ("**Lessee**"), entered into a Lease Agreement ("**Lease**") effective April 14, 2017, for a Parrie Haynes Trust property located in Milam County, Texas, consisting of approximately 151 acres. **The Lease, identified as Contract Number CON0000741, will expire on April 13, 2021.**

Lessee represents and warrants that the individual signing this Amendment is authorized to sign this document on behalf of Lessee and to bind Lessee under this Amendment.

The parties hereto agree to be bound by the terms of the existing Lease and Amendment, agreeing that the current provisions, terms, and conditions shall remain in full force and effect up until the date of termination and to remain bound by any terms or requirements that survive contract termination. The parties hereto agree to be bound by the following changes made via this written Amendment prior to Lease expiration, as required under Section 2 to renew and extend the current Lease:

1. Pursuant to Section 1, Paragraph 2, the parties are choosing to renew and extend the current Lease for two (2) years, from **April 14, 2021, through April 13, 2023**. Therefore, the last sentence of Section 1, Paragraph 1, is revised as follows:

"...Otherwise, this lease shall be for a term and period **commencing April 14, 2017, and terminating on April 13, 2023.**"

2. Lessor is exercising its option for renewal increase and under Section 2 to calculating the renewal increase amount, the new annual rate is as follows:

The current yearly rate of \$1,519.50, multiplied by the CPI-W, U.S. City Average, percentage change from January 2020 to January 2021, which is 1.6% (see attachment), gives a \$24.31 (\$1,519.50 x 1.6%) increase.

The new yearly lease amount will be \$1,543.81 (\$1,519.50 + \$24.31), effective April 14, 2021.

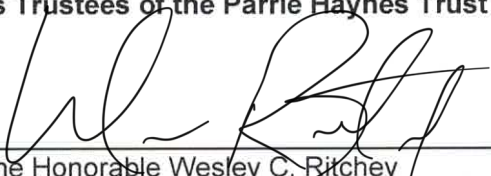
Attached is a copy of the *Consumer Price Index for Urban Wage Earners and Clerical Workers (CPI-W, U.S. City Average)* from the U.S. Department of Labor, Bureau of Labor Statistics website.

4. The first sentence of Section 4 shall be revised as follows to reflect the annual rental increase and clarify when rental payment is due, with the remainder with the Section remaining the same:

"As consideration for the use of the leased premises, Lessee shall pay Lessor as follows: **one thousand, five hundred forty-three dollars and eighty-one cents (\$1,543.81)**, payable on April 14th for each year the Lease is in effect. ..."

IN WITNESS WHEREOF, the parties hereto have made and executed this Amendment as of the day and year last below written.

**Lessor, the Board of Directors
of the Texas Juvenile Justice Department,
as Trustees of the Parrie Haynes Trust**



The Honorable Wesley C. Ritchey
Board Chairman
As Trustee of the Parrie Haynes Trust

Date: _____

5/10/2021

**Lessee, Matt Jones
Solid Rock Ranch
P.O. Box 1291
Franklin, TX 77856**



Matt Jones

Date: _____

April 26, 2021

Attachment



U.S. BUREAU OF LABOR STATISTICS

Databases, Tables & Calculators by Subject

Change Output Options:

From: To: 

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Data extracted on: March 23, 2021 (4:14:16 PM)

CPI for Urban Wage Earners and Clerical Workers (CPI-W)

Series Id: CWUR0000SA0,CWUS0000SA0

Not Seasonally Adjusted

Series Title: All items in U.S. city average, urban wage earners and clerical workers, not seasonally adjusted

Area: U.S. city average

Item: All items

Base Period: 1982-84=100

Download:  [xlsx](#)

Year	Jan
2011	216.400
2012	223.216
2013	226.520
2014	230.040
2015	228.294
2016	231.061
2017	236.854
2018	241.919
2019	245.133
2020	251.361
2021	255.296

12-Month Percent Change

Series Id: CWUR0000SA0,CWUS0000SA0

Not Seasonally Adjusted

Series Title: All items in U.S. city average, urban wage earners and clerical workers, not seasonally adjusted

Area: U.S. city average

Item: All items

Base Period: 1982-84=100

Download:  [xlsx](#)

Year	Jan
2011	1.8
2012	3.1
2013	1.5
2014	1.6
2015	-0.8
2016	1.2
2017	2.5
2018	2.1

Year	Jan
2019	1.3
2020	2.5
2021	1.6

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